

RESOLUTION NO. 2023 - 123

WHEREAS, Hernando County has adopted subdivision regulations pursuant to Chapters 125, 163 and 177, *Florida Statutes*, which authorize the County to regulate the division of land in the unincorporated areas of Hernando County, Florida, and take action on the request herein; and,

WHEREAS, the Hernando County Board of County Commissioners (BOCC) considered the requested Petition for relief from the strict application of the subdivision regulations on the specified parcel(s) in Hernando County, Florida, due to **FAMILY HARDSHIP**, as more fully described below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY, FLORIDA, AS FOLLOWS:

PETITIONER: Shawn L. Stamp and Jamie L. Stamp, as Trustees of the Shawn L. Stamp Trust, and Jamie L. Stamp and Shawn L. Stamp, as Trustees of the Jamie L. Stamp Trust

FILE NUMBER: 1437105

PURPOSE: To divide 10 acres into two parcels, creating Parcel A (2.9 acres) and Parcel B (7.1 acres)

GENERAL LOCATION: A portion of Section 29, Township 21 South, Range 18 East, lying approximately 2,554 feet west of Lelani Drive.

PARCEL KEY: 329601

REQUEST: The Petitioners were denied a Class D Subdivision to divide 10 acres into two parcels, Parcel A (2.9 acres) and Parcel B (7.1 acres), for failing to meet all the requirements for a Class D Subdivision in Section 26-3(e) of the Hernando County Code of Ordinances. Therefore, the Petitioners request relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Code of Ordinances due to **FAMILY HARDSHIP**, pursuant to Section 26-3(g) of the Hernando County Code of Ordinances.

FINDINGS OF FACT: ALL of the facts and conditions presented to the BOCC in connection with this matter are incorporated herein by reference and made a material part of this Resolution as integral to the BOCC's Action. The BOCC finds that the testimony and record supporting DENIAL of the Petitioners' request to be credible and to constitute competent substantial evidence.

**CONCLUSIONS
OF LAW:**

The BOCC is authorized to act on this matter pursuant to Chapters 125, 163 and 177, *Florida Statutes*. Accordingly, after hearing testimony, being fully advised in the record, and based upon competent substantial evidence, the BOCC makes the following specific conclusions of law:

1. The Petition meets the application requirements in Section 26-3(g) of the Hernando County Code of Ordinances for relief due to **FAMILY HARDSHIP**.
2. The strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Code of Ordinances would place an undue burden on the Petitioners' ability to transfer land to family members.

ACTION:

Based upon the record in this matter and ALL of the findings of fact and conclusions of law above, the BOCC hereby APPROVES the Petitioner's request for relief from the strict application of the Class D Subdivision regulations in Section 26-3(e) of the Hernando County Code of Ordinances due to **FAMILY HARDSHIP**, subject to the following conditions, pursuant to Section 26-3(g) of the Hernando County Code of Ordinances:

1. All lots shall meet the minimum lot size of the zoning district in which the subdivision is located and shall conform with the policies of the comprehensive plan.
2. All lots shall have a minimum fifteen-foot access/utility easement to provide access to the parcel(s).
3. Each deed of conveyance entered into and executed shall contain a legend setting forth in bold type a reference to the subdivision regulations and a statement that "subject land is contained within a subdivision which has not been formally platted and said county has absolutely no obligation to maintain or improve roads and thoroughfares within the subdivision."
4. All lots shall be transferred to an immediate family member and shall provide for a reverter clause in the deed returning the land to the grantor if the transferred parcel does not remain in the ownership of a family member for a minimum of two (2) years from the date of transfer.

ADOPTED IN REGULAR SESSION THE 13th DAY OF June, 2023.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: Heidi Kugler, Deputy Clerk
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: [Signature]
John Allocco
Chairman



Approved as to Form and Legal Sufficiency

By: [Signature]
County Attorney's Office